



26 The Quays

Burton Waters, Lincoln, LN1 2XG



Book a Viewing!

Offers in the Region of £315,000

A beautifully presented modern three bedroom town house, ideally situated within the highly sought after gated marina development of Burton Waters, just a short distance from the historic Cathedral and University City of Lincoln. Offering stylish and well planned accommodation throughout, the property features a contemporary fitted kitchen/diner with integrated appliances, utility room and an impressive lounge enjoying stunning views over the marina. To the first floor there are three well appointed bedrooms, including a superb principal bedroom with balcony overlooking the water, fitted wardrobes and an en-suite shower room, together with a luxurious family bathroom. Outside the property benefits from enclosed front and rear gardens, with the rear garden backing directly onto the marina and offering gated waterside access and the front benefits from direct views over the infinity pool. Further benefits include an allocated parking space and a single garage located within a nearby block. Viewing is highly recommended to fully appreciate the accommodation and picturesque setting on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Leasehold.

LEASEHOLD INFORMATION

Length of Lease - 999 years

Annual Service Charge Amount - £1,789.00

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

VIEWINGS - By prior appointment through Mundys.



LOCATION

Burton Waters is an exclusive Marina and residential development laying just to the West of the Cathedral City of Lincoln. Quality, style and security are at the forefront, including 24-hour manned security station with CCTV. Facilities on the site include shops, solicitors, the Woodcocks pub and restaurant, Harbour Lights floating restaurant, Indian restaurant, beauticians and the David Lloyd Sports Centre adjacent to Burton Waters. The development offers a serene lifestyle with easy access to water based activities, making it a desirable place for those who enjoy boating and waterfront living. The historic Cathedral City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

ACCOMMODATION

KITCHEN/DINER

17' 8" x 12' 1" (5.40m x 3.69m) Fitted with a modern range of wall and base units with a work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated fridge, freezer, dishwasher and wine cooler, electric oven, induction hob with extractor fan over, laminate flooring, spotlights, radiator and double glazed French doors to the front aspect.

UTILITY ROOM

With space for washing machine, wash hand basin in a vanity style unit, part tiled walls, laminate flooring and chrome towel radiator.

LOUNGE

18' 8" x 17' 9" (5.69m x 5.42m) A light and spacious entertaining space with two sets of double glazed French doors to the rear garden, staircase to the first floor, laminate flooring and two radiators.

FIRST FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

17' 8" x 9' 10" (5.41m x 3.02m) With a range of fitted wardrobes, double glazed window to the rear aspect and radiator and double glazed sliding patio door giving access to the balcony with views across the Marina.

EN-SUITE SHOWER ROOM

10' 7" x 3' 6" (3.25m x 1.07m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wall hung wash hand basin, chrome towel radiator, tiled walls and flooring and spotlights.

BEDROOM 2

11' 0" x 8' 9" (3.37m x 2.68m) With double glazed window to the front aspect and radiator.

BEDROOM 3

8' 8" x 7' 4" (2.65m x 2.24m) With double glazed window to the front aspect and radiator.





BATHROOM

10' 7" x 5' 6" (3.25m x 1.70m) Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, wall hung wash hand basin and close coupled WC, tiled walls and flooring, chrome towel radiator and spotlights.

OUTSIDE

To the front of the property there is a garden laid to lawn with a patio seating area which benefits from direct views over the infinity pool. To the rear there is a further enclosed garden with a patio seating area overlooking the Marina. There is a balcony to the master bedroom giving beautiful Marina Views.

GARAGE

The property further benefits from a garage in a block, with up and over door to the front, light and power and an allocated parking space.

DISCLAIMER

Some images have been digitally enhanced and virtually staged using AI for illustrative purposes only to show how a room may look when furnished. These images do not necessarily reflect the property's actual appearance, condition, dimensions, layout, fixtures, fittings, outlook or finish. Unstaged photographs are available and interested parties should inspect the property in person and not rely solely on these images. Also, some images are taken from Plot 3, which is the handed version of the same layout to give a buyer example imagery whilst construction is still in progress.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J. Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give no ethical:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty what ever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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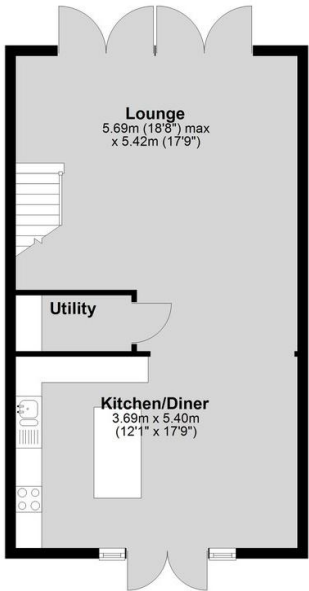
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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Ground Floor

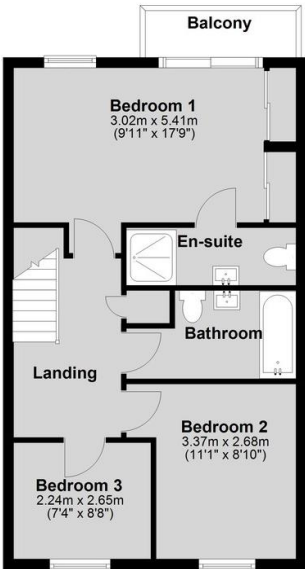
Approx. 51.2 sq. metres (551.5 sq. feet)



Total area: approx. 102.5 sq. metres (1102.9 sq. feet)

First Floor

Approx. 51.2 sq. metres (551.4 sq. feet) (excluding Balcony)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888